

Community Reinvestment Agencies

(Redevelopment Agencies)

OFFICE OF LEGISLATIVE RESEARCH AND GENERAL COUNSEL

Economic Development and
Workforce Services Committee

June 19, 2019



Community Reinvestment Agency Act

- **Title 17C, Limited Purpose Local Government Entities – Community Reinvestment Agency Act**
- **Community Reinvestment Agencies (CRAs)**
- **(Also called Redevelopment Agencies (RDAs) or Community Development and Renewal Agencies (CDRAs))**



Community Reinvestment Agency Act

- **CRAAs are political subdivisions of the state, created by the legislative body of a county or municipality for the purpose of stimulating redevelopment**
- **The governing board of a CRA is the current members of the legislative body that created the CRA**

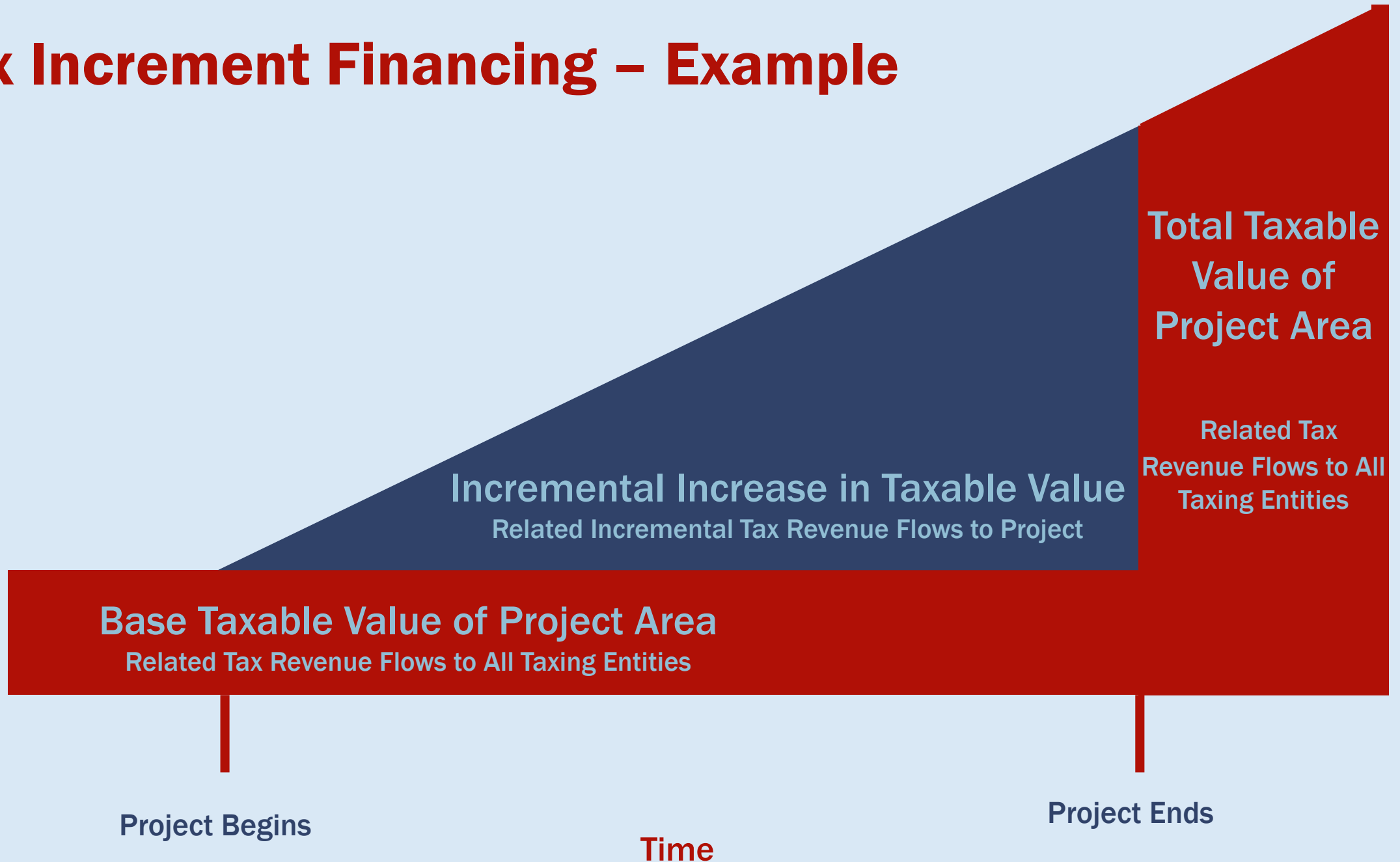


Tax Increment Financing (TIF)

- **A CRA is authorized to create project areas and use property tax increment (tax increment financing or TIF) from a project area to help pay for infrastructure improvements, affordable housing, or other development projects**

Tax Increment Financing – Example

Property Value





Tax Increment Financing (TIF)

- **Under current statute, a CRA negotiates the amount of foregone tax increment through interlocal agreements with each taxing entity**
- **Taxing entities involved could include, for example, the municipality, the county, a school district, a water district, a mosquito abatement district, a sewer district, a library, a cemetery, etc.**
- **Previous versions of the statute required the creation of a Taxing Entity Committee (TEC)**



Reporting Requirements

- **Three annual public reports required:**
 - Annual Report
 - Budget
 - Audit Report



Reporting Changes

17C-1-603. Reporting requirements

(1) On or before June 30, 2021, the Governor's Office of Economic Development shall:

(a) create a database to track information for each agency located within the state; and

(b) make the database publicly accessible from the office's website.



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